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MEMORANDUM

April 24, 1963

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: EDWARD J. LOGUE, DEVELOPMENT ADMINISTRATOR

SUBJECT: GOVERNMENT CENTER; PRELIMINARY DRAWINGS FOR
OFFICE BUILDING ON PARCEL 12 (PHASE 1)

On January 30, 1963, the Authority selected Center Associates as the developer for Parcel 12 in the Government Center. As authorized by the Boston Redevelopment Authority, a letter of intent was executed with Center Associates on February 12, 1963. Under the terms of this agreement, Center Associates were obliged to present to the Boston Redevelopment Authority preliminary drawings for the first phase of construction by April 12, 1963.

The preliminary plans for this first phase were submitted on schedule, and have been reviewed by the Design Review Panel, with the advice and assistance of the Boston Redevelopment Authority's own design staff. This Design Review Panel was originally convened to review the redevelopment proposals that were submitted in response to the Authority's advertisement last fall, and has continued to advise the Authority's staff in respect to the architectural work of the chosen developer. The members of this Panel are the distinguished architects Pietro Belluschi, Chairman, Harry Weese, and Vincent Kling.

Upon review of the preliminary plans by the Design Review Panel and the Boston Redevelopment Authority design staff, the drawings were found,

1. to conform substantially to the schematic plans originally approved by the Authority, and,
2. subject to certain modifications which are attached, to meet the high standards of architectural excellence which have been established for the Government Center. These modifications have been accepted by the developers and their architects.

It is therefore recommended that the Authority formally approve the preliminary plans submitted with this memorandum, subject to the attached modifications, and that the Development Administrator be authorized to approve the modifications when submitted so long as they conform to the attached list.

Submitted with this memorandum are the preliminary drawings and a suggested vote of the Authority.

It is therefore recommended that the Authority
formally approve the preliminary plans submitted with this
memorandum, subject to the attached modifications, and that
the Development Administrator be authorized to approve the
modifications when submitted as long as they conform to the
attached list.

Submitted with this memorandum are two preliminary
drawings and a suggested text of the Authority.

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ARCHITECTURAL MODIFICATIONS TO THE
SUBMITTED PRELIMINARY PLANS FOR PARCEL 12

1. Modification in the detailing of the structural columns to include a vertical recess;
2. Elimination of the balcony on the Cambridge Street facade;
3. Inclusion of vertical recess in the brick panels immediately above the columns;
4. A slight increase in the width of the office windows;
5. Slight increase in the exposed concrete floor bands on the upper facade.
6. Change in the location of the office windows in the bays immediately above the pedestrian penetrations from Pemberton Square.
7. Recessing and lowering of the penthouse in the bays immediately above the pedestrian penetrations into Pemberton Square.

April 24, 1963

VOTED:

That the Boston Redevelopment Authority approve the preliminary plans for Parcel 12 (first phase) in the Government Center project area, submitted with the Development Administrator's memorandum of April 24, 1963, subject to the modifications attached to that memorandum, and that the Development Administrator be authorized to approve such modifications to the preliminary plans when submitted by the developers, as long as they conform to the modifications attached to the said memorandum.

